BETTER SITUATION IN THE BUILDING INDUSTRY.

The Surrender of the Tile Layers Seems to Insure a Complete Victory for Arbitration—The New Board of Delegates is the Only Doubtful Factor.

The action of the tile layers in abandoning their locked out union and signing the arbitration agreement offered by the Building Trades Employers' Association seems to imply that the present labor disturbance in the building industry will soon be brought to an end, although perhaps few would venture the positive opinion that the fight will not be renewed next spring.

The tile layers' union is the smallest of the half dozen unions which struck work last spring and were, in consequence, locked out by the employers' association. This union, however, has a more perfect control of the labor in its trade than any of the others, and the employers have found it impossible to man the jobs abandoned by its members. Until the complete sur-render, last week, of the locked out tile layers such work on new buildings as was delayed was held back chiefly through the inability to get enough skilled tile layers

to do their proper share.

In all the other locked out trades the employers have been able to organize efficient unions, partly with the aid of national unions, which disapproved of the action of their locals in violating the arbitration agreement. The surrender of the tile layers apparently makes it a matter of indifference to the employers wethher the few unions still locked out submit to the arbitration agreement or not.

The Building Trades Employers' Association now has a full complement of unions. although Several of these are recently organized dual unions, which do not control a majority of the mechanics in their respective trades. However, the arbitration agreement gives them an advantage over their competitors which must eventually give them the mastery in their trades, unless the new board of walking delegates precipitates a general recession from the arbitration agreement.

The new board takes in all the unions under the arbitration agreement except the bricklayers, whose constitution prevents them from joining general organizations. Some of the leaders of the new body have expressed themselves as hostile to the arbitration agreement in its present form without opposing it in principle. They probably represent a feeling wid ly current among the rank and file of the unionists. On the other hand, the employers' association claims to be willing to arrange for a modification of the agreement, but insists that the modification must be negotiated on a friendly basis by the various parties to it and that no con-cession can be made to strikers.

The organization of the board of walking

The organization of the board of walking delegates, consequently, does not necessarily mean that the suicidal warfare of the last two years will be resumed on the opening of the next active building season. The action of the board will no doubt be governed by the sentiment prevailing within the union. This sentiment unquestionably favors the principle of arbitration and will quite possibly sustain the present agreement without any modification distasteful to the employers.

Inst a great majority of the unions are, on the whole, friendly to the existing agreement is evident from their attitude this

on the whole, friendly to the existing agreement is evident from their attitude this summer. Of thirty unions affiliated with the employers a sociation when the present labor disturbance began, nineteen have continued at work without any interruption whatever and several remained out on strike only for a short time.

Indeed, the formation of the new board may be interpreted as a promise of peace and stability. It supersedes Weinsheimer's board because the unions were not willing to stand for the corruption which was discovered there. It may be argued that a board of delegates is not

argued that a board of delegates is not necessary in view of the existence of the arbitration agreement. This, however, does not follow. The agreement limits the powers of the delegates in all dealings be-tween the unions and the employers' association, but the latter includes only a part of the entire number of employers of union

labor.

The great bulk of the speculative building in this city, as distinguished from contract building, is done by employers outside of the Building Trades Employers' Association. To deal effectively with these independent builders the unions still have legitimate need of the services of walking delegates. The speculative builder, like the general contractor, who works for an owner's account, sublets the work in most, if not all, of the trades concerned in the owner's account, subjets the work in most, if not all, of the trades concerned in the construction of a building. Many of the sub-contractors have only a few days' work ontractors have only a tew days work to do. If one of them violates his agreement with a union, his work may be finished and his men discharged before the union can hold a meeting and call a strike. To prevent this, the delegate is authorized to order a strike the moment he finds a violation of union rules. tion of union rules.

The mere organization of a new board of walking delegates, consequently, does not imply hostility to the employers association. Such a board is needed to secure united action in dealing with independent builders, and its presence must, in fact, tend to induce the latter to join the association. Con-servatism on the part of the board seems to be guaranteed, inasmuch as a majority of the unions represented on it have already instrated their loyalty to the existing

arbitration agreement.

As matters now stand, therefore, it seems not unreasonable to believe that the dis-turbances of the last two summers in the building industries will be avoided in the immediate future, at least, and that capi-talists will be encouraged to take up before long some of the many important building operations that were put off indefinitely

### Private Sales.

Private Sales.

152 D STREET.—Deputy Tenement House Commissioner Herman J. Levy and Edward R. Cohn have sold to Newmark & Jacobs the piot, 100x100, on the south side of 152d street, 325 feet east of Amsterdam avenue. The buyers will erect a high class apartment house on the site.

WEST END AVENUE.—E. M. Butler of the firm of Charles E. Stern & Co., in conjunction with Robert Appleton, has sold No. 918 West. End avenue, a five story dwelling, on lot 20.9x00, for William P. Foster to a Mr. Cunningham, who gives in part payment.

on lot 20,900, for William P. Foster to a Mr. Cunningham, who gives in part payment a plot at Martha's Vineyard, Mass. The West End avenue house was valued in the trade at \$60,000. It formerly belonged to Eugenio Paira de Teiveira, Marquis de Aguia Branca of Brazil, who is said to have spent \$50,000 on its interior decorations. It brought only \$40,000 when sold to satisfy the Marquis' acceptance. the Marquis's creditors.

BROADWAY.—William S. Rosenfeld has bought the plot, 190x150, on Broadway, 175 feet south of Hawthorne street, and the four abutting lots, 190x150, on Vermilyea

GOLD STREET.—The Charles F. Noyes Com-pany has resold No. 8 Gold street, a five story store and loft building on lot 25x75, to Morris Goldstein. Mr. Goldstein pur-chases it for investment.

chases it for investment.

GREENWICH STREET.—The Charles F.
Noyes Compan, has sold No. 370 Greenwich
street, a five story store and loft building,
on plot 25x100, for George H. Robinson to
Charles Bettals. Mr. Bettals after making
extensive alterations and improvements
will occupy a portion of the building for his
business. The seller took title to this property on Dec. 1.

erty on Dec. 1.

COLUMBUS AVENUE.—F. R. Wood & Co. have resold for the Fort George syndicate the Orleans Hotel, an eleven story apartment house at the southwest corner of Columbus avenue and Eightieth street. The buyer is an out of town investor, who nays about \$550,000. The sellers took the building last week in exchange for eighty-one lots at Fort George. F. R. Wood & Co. have also leased the Orleans, for its new owner, to a well known hotel man for twenty-one years.

106.5x52. The school has been occupying the building under a lease.

TENTH AVENUE, &c.—Hall J. How & Co. have sold for the Central Realty Bond and Trust Company the southeast corner of Tenth avenue and 210th street 100x12411. to Oscar D. Weed; also, for the same seller, three lots on the south side of 160th street, 325 feet west of Amsterdam avenue, to Lowenfeld & Prager; also, for Nathan Wise, one lot on the southwest corner of Audubon avenue and 188th street to Mishkind & Feinberg.

159TH STREET.—Paul Halpin has resold to a client of J. Romaine Brown & Co. No 511 West 159th street, a five story lot, 27x 99.11.

99.11.
BOLTON ROAD.—Paul Halpin has bought the plot of about ten lots on the north side of Bolton road, between Prescott and Seaman avenues, 114x128x138x170.
SEVENTY-SEVENTH STREET.—J. Edgar Leaycraft & Co. have sold the plot, 50x 200, on Seventy-seventh street, running through to Seventy-eighth street, 123 feet east of Avenue A, to the city of New York. The plot will be used for an addition to the public school adjoining on Avenue A.
NINETY-FIRST STREET.—John J. Kaga-

the public school adjoining on Avenue A.

NINETY-FIRST STREET.—John J. Kazanagh has sold for a Mr. Moss No. 70 East
Ninety-first street, a three story dwelling,
on lot 19x100.8.

BROADWAY.—Hall J. How & Co. have sold
for Mayer S. Auerbach a plot, 104x100, on
the east side of Broadway, between 176th
and 177th streets.

112TH STREET.—Godfrey B. Moore has sold
for a client to a Mr. Carew. No. 238 West
112th street, a five story apartment house,
on plot 33.4x100.11, for \$45,000.
101ST STREET.—Charles S. Kohler has

on plot 33.4x100.11, for \$45,000.

1016T STREET.—Charles S. Kohler has sold for J. A. O'Gorman to a Mr. Stein Nos. 184 and 186 West 101st street, two five story flats, on plot 50x100.11.

147TH STREET.—Max Comprecht and E. Stein have sold for Louis Friedberg to a Mr. Stein No. 504 West 147th street, a five story flat, on lot 25x99.11. AMSTERDAM AVENUE.—George Ranger has sold for Diedrich Blenderman to a Mr. Hoffman No. 2108 Amsterdam avenue, a five story flat.

a five story flat.

BROADWAY.—Schmeidler & Bachrach have bought No. 4824 Broadway, a two story frame building, on lot 25.2x128, between 184th and 185th streets.

117TH STREET.—Issac Brummer has sold to Dr. Louis Pick Nos. 13 and 15 East 117th street, two five story flats, on plot 50x100.11

SIXTY-SECOND STREET.—Julia Elkin has sold to Issac Schreiber Nos. 237 and 238 West Sixty-second street, two five story flats, each on lot 25x100.5.

MASHINGTON AVENUE.—Thomas & Son have sold for Thomas J. McGuire to Wil-liam P. Schimpf the two private dwellings Nos. 1137 and 1139 Washington avenue, on plat 27x100. Nos. 1137 and 1139 Washington avenue, on plot 27x100.

169TH STREET.—Richard Dickson, in conjunction with Jacob Sommer, has sold for Mrs. B. A. Ronzone, executor and trustee, to John Bogart the two lots on the north side of 169th street about 95 feet west of Intervale avenue, 37 6x108. feet west of Intervale avenue, 37 6x108.

ARTHUR AVENUE, &C.—The Ernst Cahn Realty Company has sold for Frank Harriott the southeast corner of Arthur avenue and 178th street, 91x98; also for Agnes Douglas the plot, 50x100, on the north side of 185th street, 141 feet west of Washington avenue, to John F. Schick, and resold for him to Baturim & Weissman; also for Timothy Donovan the plot, 75x100, on the west side of Whitlock avenue, 100 feet south of Longwood avenue.

WEBSTER AVENUE. — Louis Schrag and Sonneborn & Co. have sold for Charles A. Schrag to Charles Loeber the plot, 50x12-A. on Webster avenue, 325 feet north of Woodlawn road.
WEBSTER AVENUE.—John H. Dye has sold for J. J. Purdy to J. Jacoby the four story flat, on lot 26x118, on the west side of Webster avenue, 75 feet north of 179th street.

of webser arenue, is tee both of the street.

JACKSON AVENUE.—Charles H. Baechler has sold the new two family house on the north side of Jackson avenue, 125 feet east of Garfield street, for Charles Knauf to Louis Kaufmann and Joseph Priesmann; also, for Charles Knauf the new two family house on the east side of Taylor street, 230 feet north of Columbus avenue, to Isidore Cohen and Gustave Rosenberg; also, resold for Neilie Forster the three lots on the west side of Bronx Park avenue, 25 feet south of 177th street, to Charles M. Gray; also, in conjunction with Clement H. Smith, the six lots on the northwest corner of 177th street and Bronx Park avenue for August Diener to a Mr. Nathan.

CAMBRELING AVENUE.—Murchy & Co. avenue for August Diener to a Mr. Nathan.

CAMBRELING AVENUE.—Murohy & Co. have sold for U. S. Baker to Mary J. Lee, the northwest corner of Cambreling and Pelham avenues, and a plot 50x100 on Pelham avenue, 50 feet from Cambreling avenue.

to a Mr. Bloom a plot, 50x114, on the north side of 208th street, east of Sixth avenue.

The Charles F. Noyes Company has leased the four upper ficors of No. 51 Broad street for L. Napoleon Levy to the Hamilton Press for a long term of years; the second ficor of No. 195 Pearl street to Grant M. Thomas for a term of years from Jan. 1.

Thomas & Son were the brokers in the sale of the plot, 100x99.11, on the south side of 145th street 275 feet east of Broadway to Harris and Abraham Cohen.

Godfrey B. Moore represented the seller and A. H. Levy the buyer in the recent sale of No. 140 West 113th street to Shapiro & Portman.

Yesterday's Auction Sales. [At No. 161 Broadway, 12 o'clock. A complete list of auctions scheduled for the ensuing week is printed every Sunday.] MONDAY, DEC. 12.

By Joseph P. Day.

Front street, No. 1, south side, about 34.6 feet east of Whitehall street, 23.5x110.2x39.5x110, vacant; American Mortgage Co, vs. J. E. Thrall et al.; Bowers & S., attorneys; C. P. Blancy, referce; due on judgment, \$19,301.40; subject to taxes, &c., \$1,252.03.

By Joseph P. D47.

Thirty-second street, Nos. 29 to 35, north sider 420 feet west of hifn avenue, 100x98.9x17.6x98.9, to south side Thirty-third street, 52.6x98.9x30x98.9; four four story stone front dwellings on Thirty-second street and four story stone front flax and two four story brick loft buildings (action, 2): Union Dime Savings Institution vs. American Reality Co. et al.; Ritch, W. B. & B. attorneys; A. Litthauer, referee; due on judgment, \$338,222-40; subject to taxes, &c. \$21,730.81.

Thirty-third street, No. 36, south side, 50.6 feet west of Fifth swenue, 17.6x98.9, four story brick loft and store building (action 1); same vs. same storneys and referee; due on judgment, \$28,444.96; subject to taxes, &c., \$3,023.74.

By Byryan L. &cennelly. By Joseph P. Day.

By Bryan L. Kennelly.

First avenue, Nos. 787 to 781, northwest corner Forty-fourth street. 75285/s175x114.9x irregular, three and four story brick brewers; Dry Dock Savings Institution vs. Jacob Fleischauer et al.; F. M. Tichenor, attorney, O. M. Sternfield, reference of judgment, \$52,140.95; subject to taxes, &c.,

due on Judgment, 352,160.90; subject to taxes, &c., \$5,908.05. By D. P. Ingraham & Co.

Fitty eighth street, No. 520, south side, 525 feet west of Tenth avenue, 25,100.5, three story brick tenement; J. G. Hofflurer and another vs. A. K. Hummel et al.; Mitchel Levy, attorney; S. L. Ward, referee; subject to taxes, &c., \$900; partition.

By Samuel Goldsticker.

198th street, No. 148, south side, 283.4 feet east of Seventh avenue, 13,2x50.11, three story stone front dwelling; L. A. Rodenstein vs. M. A. Kelly et al.; M. J. Farley attorney; A. H. Kohn, referee; due on judgment. \$11,008.47; subject to taxes, &c., \$1,882.50.

WEDNESDAY, DEC. 14. By Bryan L. Kennelly.

By Bryan L. Kennelly.

Hamilton Terrace, Nos. 29 to 49, east side, 365 feet north of 141st street, six four story dwellings, each 1928, 6, Hamilton Terrace, cast side, 478, 8 feet north of 141st street, twelve lois, each 25x from 73, 4 to 68, 7; St. Nicholes avenue, west side, 61d, feet south of 145th street, four 101s, each 25x from 132 to 149; St. Nicholes avenue, west side, 370 feet north of 141st street, southern 101s, from 23, 3 to 120; Ansterdam avenue, southwest corner of 139th street, 99,11x109; 122d street, southerde, 375 feet west of Amsterdam avenue, 75x90,11; 121st street, north side, 375 feet west of Amsterdam avenue, 61th lots, each 25x100,11; plot of 145 acres frontine, 437,9 on Hariem River and 428 on New York Central and Hudson River Railroad; Hariem River Terrace, opposite above, a gore 147,1268,6x 179,4; Hariem River Terrace, northeast corner of Scdgwick avenue, adjoining Sedgwick Park on the north, running through to Cedar avenue, 202,6 x 238x121.9x19.64; voluntary sale.

By L. J. Phillips & Co.
Seventeenth street, No. 315, north side, 150 feet

Seventeenth street, No. 315, north side west of Fighth avenue, 25202, five story ecutors' sale, By Samuel Goldsticker.

By Samuel Goldstoker.

Fifty-eighth street, Nos. 408 and 412, south side,
122.5 feet east of First avenue, \$6.2x100.5, three
four story single flats; executor's sale; estate of
John C. Hetjeman, deceased.

By Joseph P. Day.

executors of Anthony Wallach vs. J. A. Dunn as surviving executor of James Barry deceased, et al., Pettretch, S. & S., attorneys J. P. Brennan, referee due on judgment, \$12,702.66; subject to taxes, &c., \$1.994.68.

Eighty.sixth street, No. \$18, south side, 21. feet cast of Second avenue, 20x107.2, four story stone front tenement; Selena Simpson vs. same; same attorneys; T. F. Donnelly, referee; due on judgment, \$11,708.08; subject to taxes, \$2,008.08.

Eighty.sixth street, No. \$20, south side, 226 feet cast of Second avenue, 20x102.2; four story stone front tenement; J. O. Courter vs. same; same attorneys; S. L. H. Ward, referee; due on judgment, \$14,708.08; subject to taxes, &c., \$2,005.08.

129th street, Nos. 54 and 56, south side, 190 feet west of Park avenue, \$6320.11, six story brick flat; Brevoort Real Estate Company vs. John Kingston, et al.; G. E. Hyatt, attorney; G. F. Bentley, referee; due on judgment, \$16,078.68; subject to taxes, &c., \$550.82; prior mortgages, \$31,786.12.

By D. and M. Chauncey R. E. Co.

Sixty-first street, Nos. 231 and 228, north side, 300 feet cast of West End avenue, \$60x100.5, two five story brick tenements; F. S. Clark vs. E. H. Sprague et al.; Foley & P., attorneys; J. F. Rider, referee; partition.

By H. C. Mapes & Co.

et al.: Foley & P., attorneys; J. F. Rider, Felerce, partition.

By H. C. Mapes & Co.

Williamsbridge road, or Main strees, west side, 117.5 feet north of branch of New York; New Haven and Hartford Railroad, 578x207.5x344x154x523, contains four acres.

Washington street, northeast side, 177.2 feet southeast Westchester avenue, 25.4x161.5.

Main street, east side, about 51 feet north of Grant street, 40x178.2x40x171.4.

Williamsbridge road, west side, adjoining branch New York, New Haven and Hartford Railroad, 55x200; L. P. Avery vs. G. P. Baisley et al.: G. L. Lewis, attorney; J. M. Digney, referee; partition.

By Peter F. Meyer. By Peter F. Meyer.

Mulford avenue, east side, 1,028.2 feet north of Pelham road, 160x100; Henry Whirly and another vs. Markus Messner, as executor of Thomas Gleatet al.; Wassermann & J., attorneys; C. A. Molloy, referee; due on judgment, \$2,200.08; subject to taxes, &c., \$05.56.

FRIDAY, DEC. 16.
By James L. Wells.
Teasdale place, No. 855, north side, 76.8 feet west of Cauldwell avenue, 22.2x100, two story brick dwelling and two story brick stable on-rear: William Humphrey vs. W. N. Streeseman et al.; Smith Williamson, attorney; C. J. Guggenheimer, referee; due on judgment, \$4,028.54; subject to taxes, &c., \$300.

(At County Court House.)

Bond street, No. 8, north side, about 225 feet east of Broadway, 26x100, three story brick building and store.

Bond street, No. 22, south side, 65 feet east of Elm street, 25x114.4, three story brick factory.

Bond street, No. 23, north side, about 160 feet east of Elm street, seven story brick loft and store building; C. H. Ward and another vs. M. E. G. McK. Ward et al.; H. M. Ward, attorney; F. M. Burdick, special master; partition.

Real Estate Transfers.

DOWNTOWN. (The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g, for deed containing covenant against granter only.)

covenant against granter only.)
2d av. 203. w a. 2.58x110, mtge \$53.000; 10th
st. 145-47 W. 44x36x irreg, mtge \$53.600;
Hroome st. 444 48, n s. 36.5x75, mtge
\$57,600; Tonis Minsky to Esther Minsky
Broome st. 160, n s. 25x60; Myer S Peristen
to Louis Peristen, ½ part, all title, mtge
\$49,606.67. 840.690.67.
Broome st, 97. s s, 25x75; Georgé J Paimer to Victor Muller, mtge \$16,000... o c and Elizabeth st. 125. w s, 25x2x31.5x25.1x31.5; Orazio La Cagnina to Paulo Tummiaelli and ano.... o c and Hubert st. 15. s s, 22x25; Greenwich st. 407-11. e s, 75x100; Wesley S Hork to Charles F Hoffman and ano, mtge \$110,000.

13th st. n s, 88 w Avenue C; 27.6x108.5; Louis Adler, referee, to Louis Gordon et al......

BAST SIDE. (East of Fifth av. between Fourtrenth and 110th sts.) 

WEST BIDS.
(West of Fifth an between Fourteenth and 110th sts.) (West of Fifth as, between Fourteenin and live)
16th st. 55 W., Styp?; Lewis J Selezaick to
Max Kurarok, all title, mtsc \$52,000.

82d at. n. s. 150 w 0th av. 12.089.9; Leopold C
Tappey to Frank M Dickinson
Same property; Frank M Dickinson to
William H Toppey
82d st. 409 W. 12.6x98.9; Leopold C Tappey to
Arthur J McClure
61st st. s. 100 e 11th av. 50x100.6; Mary A
Bernheimer et al. excrs and trustees, et al
to Hickey Contracting Co. 9,25

(Manhatian Island, north of 110th st. 40,500 nom 

BRONX.

(Borough of The Bronx.)

Arthur av, n e cor 188th st. 85x81.8x95x82;
Augustus S Nicholson et al to Paul Tredjen, q c...

Parker av, w s. 25 n Elizabeth st, runs w 25x e 100x s 25, Olinville; Elizabeth G Schnitzer to Millie Knoblock, mtee \$2,000.

Bathgate av, n w cor 187th st, 100x25; Sophie Recker to William H Koop.

Same property; William H Koop to Frederick Recker and ano.

Cedar av, s e cor 177th st, 20x120; Fordham Morris to Edward F Banning....

Crestor, av, n w s. 178.8 e w 182d st, 28x150.6; mige \$600.

Forest av. n w s. lot 12 map Woodstock, 25x100; Julius Heiderman to Morris F Finkelstein, mige \$2,750. o c and Hoffman st. e s. 118.1 n 188th st. 25x118. John McKeon and ano to Samuel Fox and ano. McKeon and ano to Samuel Fox and ano.

Mccomb's Dam rd, w s. 28.3 s w 183d st, 53.9x

86.6x16x113.6; the Manhattan Real Estate
and Building Association to Julius Bash,
mtgc \$20.000.

C and
Railroad av. s e s at n e s 185th st, 100x100;
Horatio R Wilcox to Henry K Wilcox

Walton av. 2439, w s. 16.9x8°: JC J Langbein
to Leopold Schwarzkopf and ano, mtgc
\$2,500

Westchester gv, n s. 25.8 c Theriot av. 25.8x
48.4x23x55.8; Van Nest Station: Ashton
Hilkney to Mary Conners

6th et, n s. being e 1.8 lot 583 map Waktfield, 23.4x114; Harry D Gordon to William
J Gordon et al.

Recorded Mortgages.

6th st. ss. being centre 1-3 lot 533 map Wake-field. 35.4x114; William J Gordon to same

South of Fourteenth st.) East of Fifth at between Fourteenth and 110th sts.) (East of Fifth at. between Fourteenth and 110 104th st. 104-10 E; Julius Bachrach and ano to Louis Lese, prior migs \$34,000, due June 1, 1806, 6 per cent... 104th st. 114-20 E; same to same; prior mige \$34,000, due June 1, 1906, 6 per cent... \$8,000 WEST SIDE.

(West of Fifth at, between Fourteenth and 110th sts.)

Cits st. a s. 100 c 11th av; Hickey ContractIng Co to Lillie B Lillienthal, due Nov. 10,

1907.

BARLEM.

(Manhattan Island, north of 110th st.) to Tile Guarantee and Trust Co. as per bond.

Wadsworth av. e s. 25 s 180th st. William Cumming. 37, to Anna M Theuer, 3 yrs.

Sth av. 2842-51; eceste i lborn to Carl Schulz.
prior miges \$100,000, demand. 6 per cent.

115th st. 316-21 E; Agostino Pescatore to Itolian-American Trust Co. as per bond.

126th st. sa. 270 w Lenox av. Stephen Farrelly to Title Insurance Co. 1 yr.

120th st. c s. 125 e Lenox av. Louis A Jaffer et al to Louis Lese, prior mige \$87,780, due May 1. 1906, 8 per cent.

175d st. as. 96 e Audubon av. Asron M Janpole and ano to John J Mahony. 2 yrs.

216th st. n s. 350 e 10th av. James G Tyler to John E Miller, as per bond. 10,500 4,000 18,000 15,000

collumbus Avenue.—F. R. Wood & Co. have resold for the Fort George syndioate the Orleans Hotel, an eleven story apartment house at the southwest corner of Columbus avenue and Eightieth street. The buyer is an out of town investor, who have about \$550,000. The sellers took the building last week in exchange for eighty-one lots at Fort George. F. R. Wood & Co. have also leased the Orleans, for its new owner, to a well known hotel man for twenty-one years.

LEAINGTON AVENUE.—The Bible Teachers' Training School has bought the northeast corner of Lexington avenue and Forty-ainth streek, a nine story structure, on plot BRONK.

WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK No. 115 BROADWAY.

WANTS. FOLSOM BROS., 835 Broadway.—Want in The Bronz, improved property, flats, etc., for cash customers. Also, in Bronz or Washington Heights, gore lots, cash customers. Also, in Bronz or Manhaitan, tenements or flats in trade for private house. Also, on West 102d st., equity \$10,000, owner will add \$5,000 or \$6,000 cash. Also, Bronz lots, plots and improved parcels, in all sections from first hands. DE SELDING BROS., 148 Broadway.—Want for the vestment, business building occupied by one tenant, good location, equity about \$40,000.

WILLIAM RICHTBERG, 729 Sixth av.—Offers plot of four story tenements, vicinity 424 st. and 7th av., possession. Also, below 196th st., vicinity 40 Lexington av., two five story tenements, price \$20,000, mire. \$16,500. Also, First av. parcel, vicinity 14th st., 28 feet frontal. \$25,500. Also, Christopher st., 34 feet frontal. \$25,500. Also, Christopher st., 34 feet frontal. modern stores and flats, \$65,000; rents \$8,780. FOLSOM BROS., \$85 Broadway.—Offer lots and plots upper East Side. Also, Washington Heights and Lenox and 8th av. districts. Also, Bronx. Also, Broadway near Grand st., 47 feet on Broadway through to Mercer st., good building, price \$800,000. Also, for builders we have a large list of Harlem and Bronx plots; reasonable prices. Also, anything you want between Houston st. and the Bridge, east of the Bowery and 3d av. We can fill fithe bill, our lists of this section are complete. Also, Hudson near Franklin at., plot 50 feet, \$42,000 excellent opportunity. Also, corner Greenwich and Franklin, can be had right, station. Also, Lincoln av., Bronx, two four family tenements, rent \$5,000, price \$45,000.

OFFERS.

CITY REAL ES' ATE.

## Wm. A. White & Sons. REAL ESTATE,

62 Cedar St. Management and Sale of Business Property a Specialty.

Geo. R. Read & Co., REAL ESTATE

Head Office: 66 Liberty St., near Breadway Branch: 1 Madison Ave., 23d St. Brokers.

BUILDING LOANS.

A large amount of money for Building Leans on Manhattan or contrally le-cated Breaz properties. A.W. MeLenghita & Co., IM B'way, Cor. Code

BOROUGH OF QUEENS—SALE OR RENT.

HALF HOUR FROM HERALD SQUARE.

ON BEAST ELMHURST.

ON BEAST ELMHURST.

Lots with every city improvement at \$875 cm easy monthly payments. Will be worth \$1.000 each within two years, on completion of Pennsylvania tunnel and Blackwell's island bridge. Colonial cottages ready to occupy on payment of \$400. Send a postal card for circular and views. BANKERS' LAND AND MORTGAGE CO., 887 Manhattan av.. Brooklyn.

Realty Co to William C Cox, due Aug 1, 1905, 6 per cent...
160th st. n a, 300 e St Ann's av; Northwestern Realty Co to Manhattan Mortgage Co, due Aug 1, 1906, 6 per cent....

Mechanics' Liens.

181st st. 548 E; Henry M Ball vs James Ryan and ano. 175th st, n w cor Weeks av, 100x100; Chris-tlan Vorndran vs Robert A Trainor....

Lis Pendens. Prospect av. w s. 146.1 w 181st st. 1251220; Henry A Dodin et al vs Clara B Dodin, to set aside deed; atty. W S Smith. 181st st. s s. whole front between Webster and Park avs; 181st st. n s. whole front between Webster and Park avs; Louis Katz and ano vs Walter S Sheafer et al (specine performance); atty, H C Knoeppel.
4th st. n w cor Lafayette pl, 115122.81 [rreg. leashold; 131st st. 4-10 W; Edmund Wright as trustee vs Jennie Simon et al; to set aside deed and assignment of lease; attys, James, S & E.

Plans Filed for New Buildings. BOROUGH OF MANHATTAN. Elm and Worth sts. ne cor; six story offices; Dr John S Radway, 55 Elm st, owner; Paul C Hunter, 203 Broadway, architect;

NEW SWIMMING RECORDS. Long Lists Here and in England-LeMoyne

to Go Banching. The season of 1904 has been an exceptionally brilliant one among the swimmers, and long strings of new records were established both here and in England. On this side of the pond the lion's share of the honors fell to the lot of C. M. Daniels of the New York A. C. and Harry LeMoyne of Harvard, but the latter did not continue in harness after the termination of the ndoor season, so that fewer events are to his credit on the record scroll.

But by long odds the best performance of the year was the 100 yards straightaway in still water in 1 minute by Dan B. Renear of San Francisco at Honolulu about a week ago. He wiped out all former records, both for America and the world. Within a couple of weeks a new crack has come to light in the person of J. Lawrence of the New York A. C. Two weeks ago, in the club's tank, and using the Australian in the club's tank, and using the Australian crawl stroke, he swam 25 yards in 12 1-5 seconds, which equals the world's record. Lawrence is yet in his teens and gives every promise of developing into a genuine

the month of February LeMoyne made a couple of records at the shorter distances, while at the same time he was made a couple of records at the shorter distances, while at the same time he was training for shot putting, and gave unmistakable evidence of his ability in this direction at the New York A. C. games in Madison Square Garden, when he put 46 feet 10 inches, or within two inches of the then American record. As swimming and shot putting are totally the opposite in muscular execution it will be seen what merit attaches to LeMoyne's performances. Now comes the announcement, however, that LeMoyne is to quit athletics, and will go ranching with his brother in some part of Idaho. Some day he says he will "wander back again" and have a shy at the top notch sprinting distances in swimming. He will be a loss to Harvard, too, for it was expected that he could be utilized next year in the shot put. Daniels's visit to England leaves this country poor so far as cracks go, and the followers of the game must be content with being on the qui wire for a new "phenom."

In England the great Billington was

or a new "phenom."
In England the great Billington was In England the great Billington was somewhat of a disappointment, although he shattered a few former records. To the surprise of everybody he met defeat in the 500 yard championship at the hands of Forsyth. The race took place in the Hornsey Baths and Billington led for 150 yards, when Forsyth went to the front and stayed there to the finish, his time being 6 minutes 33 1-5 seconds. Billington was about a yard behind him. Forsyth maintained his claim to the front rank some time later by swimming sixty yards in 34 seconds, or 1 1-5 seconds better than LeMoyne's record. Not much attention was paid to the feat, for in England the authorities pay no heed to records at less than 100 yards.

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